26853-8 Box: 14

return to: John T. Cook, P.C.
2927 Berry Hill Dr.
Nashville, TN 37204

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $439,934.00

Affiant

Subscribed and sworn to before me, this 23rd day of January, 2015.

Notary Public
My commission expires: 5-8-18

ANNA MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

Address of New Owner:	Send Tax Bills to:	Tax Information
Jason Kloess 2004 Franklin Avenue Nashville, TN 37206	New Owner	083060L 00100CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **HoneyBee Partners, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jason Kloess, an unmarried man,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 2006-A on the Plan of Townhomes at 2006 Franklin Avenue, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Townhomes at 2006 Franklin Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140313-0020933, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Townhomes at 2006 Franklin Avenue, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20140313-0020938, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Note: As stated above, this Unit is described as Unit No. 2006-A on the Plan of Townhomes at 2006 Franklin Avenue, a Horizontal Property Regime with Private Elements. However, the street address for post office and emergency management purposes is 2004 Franklin Avenue. This Note is stated to clarify and recognize the inconsistency between the Unit number and the street address number.

Being part of the same property conveyed to HoneyBee Partners LLC, by Deed dated February 28, 2014 from Alana T. Williams, married, of record in Instrument No. 20140313-0020921, Register's Office for Davidson County, Tennessee.

This property is improved property known as **2004 Franklin Avenue, Nashville, TN, 37206.**

BILL GARRETT, Davidson County
Trans:T20150006026 DEEDWARR
Recvd: 01/26/15 09:39 2 pgs
Fees:13.00 Taxes:1627.76
20150126-0007133

This conveyance is subject to the following: (1) Declaration of Covenants, Conditions and Restrictions of the Townhomes of 2006 Franklin Avenue, Horizontal Property Regime with Private Elements of record in Instrument Number 20140313-0020933, Register's Office for Davidson County, Tennessee; (2) all matters appearing of record in Plat Map Book 161, Page 134, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 23rd day of January, 2015.

HoneyBee Partners, LLC, a
Tennessee limited liability company

By: _____
Scott Nicodemus
Its: Sole Member and Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Scott Nicodemus, Sole Member and Manager of HoneyBee Partners, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Sole Member and Manager.

Witness my hand and official seal at this the 23rd day of January, 2015.

_____
Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2015013405